



# 48 Chapter Road

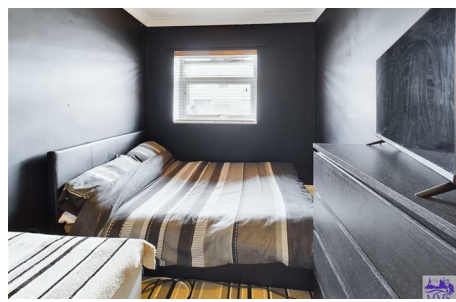
Strood ME2 3PX

**Price Guide £350,000**



GUIDE PRICE £350,000 - £375,000 Virtual Tour Available. MMS Sales are delighted to offer this great size family home with an amazing garden in Strood. Conveniently located for easy access to the local schools, shops, bus routes and motorway links, this house really is a must see. Upon entering via a tiled floor hallway, you will find a spacious lounge with a feature bay window situated to the front. The fitted country style kitchen and separate formal dining room over look the rear garden and there is a convenient cloakroom/WC and utility to the rear. The rear garden is very generous, comprising mostly of lawn for easy maintenance and side access where you will find a brick built shed and pathway to the front. The 1st floor is home to three double bedrooms and a large recently refurbished bathroom. There is a front garden decoratively finished with light colour paving slabs and slate shingle for a modern look. Added benefits include gas central heating and double glazed windows.

Call today to book your internal viewing!  
COUNCIL TAX BAND C. EPC RATING C



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**



**Approximate total area<sup>(1)</sup>**

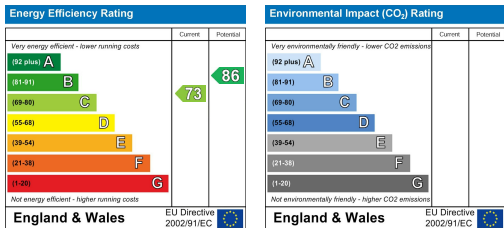
951.85 ft<sup>2</sup>  
88.43 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.